

**PB# 00-5**

**Clarence Mans**

**70-1-5**

00-5

MANS, CLARENCE SITE PLAN- RED HOUSE  
RT. 94 (CUOMO)

Approved 10/11/2000

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(814) 583-4611

**RECEIPT**  
**#751-2000**

10/03/2000

Really, Inc. Mans Brothers

Received \$ 100.00 for Planning Board Fees, on 10/03/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

P B # 00-05

OK # 5622

Dorothy H. Hansen  
Town Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/18/2000

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LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 0-5

NAME: RED HOUSE - STORAGE

APPLICANT: MANS, CLARENCE

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/11/2000	PLANS STAMPED	APPROVED
06/14/2000	P.B. APPEARANCE . APPROVED SUB. TO MARK'S COMMENTS OF 6/14/2000	ND: APPR SUB TO MARK
04/26/2000	P.B. APPEARANCE	LA:WVE PH- RET TO WS
12/15/1999	WORK SESSION APPEARANCE	SUBMIT
12/01/1999	WORK SESSION APPEARANCE	REVISE & RETURN
11/10/1999	WORK SESSION APPEARANCE	REVISE & RETURN
10/20/1999	WORK SESSION APPEARANCE	REIVSE & RETURN
10/06/1999	WORK SESSION APPEARANCE	NO SHOW
02/19/1998	WORK SESSION APPEARANCE	REVISE & RETURN
03/04/1990	WORK SESSION APPEARANCE	REVISE & RETURN



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/18/2000

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 0-5  
NAME: RED HOUSE - STORAGE  
APPLICANT: MANS, CLARENCE

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	02/23/2000	EAF SUBMITTED	02/23/2000	WITH APPLIC
ORIG	02/23/2000	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	02/23/2000	LEAD AGENCY DECLARED	04/26/2000	TOOK LA
ORIG	02/23/2000	DECLARATION (POS/NEG)	06/14/2000	DECL NEG DEC
ORIG	02/23/2000	SCHEDULE PUBLIC HEARING	/ /	
ORIG	02/23/2000	PUBLIC HEARING HELD	/ /	
ORIG	02/23/2000	WAIVE PUBLIC HEARING	04/26/2000	WAIVED PH
ORIG	02/23/2000	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/14/2000

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LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 0-5  
NAME: RED HOUSE - STORAGE  
APPLICANT: MANS, CLARENCE

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	06/01/2000	MUNICIPAL HIGHWAY	06/07/2000	APPROVED
REV2	06/01/2000	MUNICIPAL WATER	06/08/2000	APPROVED
REV2	06/01/2000	MUNICIPAL SEWER	/ /	
REV2	06/01/2000	MUNICIPAL FIRE	06/08/2000	APPROVED
REV2	06/01/2000	NYS DOT	/ /	
REV1	04/19/2000	MUNICIPAL HIGHWAY	04/24/2000	N/A
REV1	04/19/2000	MUNICIPAL WATER	04/24/2000	APPROVED
REV1	04/19/2000	MUNICIPAL SEWER	05/05/2000	APPROVED
REV1	04/19/2000	MUNICIPAL FIRE	04/25/2000	APPROVED
REV1	04/19/2000	NYS DOT	06/01/2000	SUPERSEDED BY REV2
ORIG	02/23/2000	MUNICIPAL HIGHWAY . NO COMMENT - N.Y. STATE ROAD	03/02/2000	NO COMMENT
ORIG	02/23/2000	MUNICIPAL WATER	03/02/2000	APPROVED
ORIG	02/23/2000	MUNICIPAL SEWER	04/19/2000	SUPERSEDED BY REV1
ORIG	02/23/2000	MUNICIPAL FIRE	03/01/2000	APPROVED
ORIG	02/23/2000	NYS DOT	04/19/2000	SUPERSEDED BY REV1

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/03/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 0-5  
NAME: RED HOUSE - STORAGE  
APPLICANT: MANS, CLARENCE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/15/2000	P.B. APPROVAL FEE	CHG	100.00		
10/03/2000	REC. CK. #5622	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/03/2000

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LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 0-5  
NAME: RED HOUSE - STORAGE  
APPLICANT: MANS, CLARENCE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/23/2000	REC. CK. #214	PAID		750.00	
03/08/2000	P.B. ATTY. FEE	CHG	35.00		
03/08/2000	P.B. MINUTES	CHG	72.00		
04/26/2000	P.B. ATTY. FEE	CHG	35.00		
04/26/2000	P.B. MINUTES	CHG	45.00		
06/14/2000	P.B. ATTY. FEE	CHG	35.00		
06/14/2000	P.B. MINUTES	CHG	22.50		
09/15/2000	P.B. ENGINEER FEE	CHG	340.00		
10/03/2000	RET. TO APPLICANT	CHG	165.50		
		TOTAL:	750.00	750.00	0.00

L.R. 10/3/00

SITE PLAN FEES - TOWN OF NEW WINDSOR  
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE:.....\$ 100.00

\* \* \* \* \*

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ \_\_\_\_\_

MULTI-FAMILY SITE PLANS:

UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS .....\$ \_\_\_\_\_

\* \* \* \* \*

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00 <sup>(1)</sup>

PLAN REVIEW FEE (MULTI-FAMILY): A. \$100.00  
PLUS \$25.00/UNIT B. \_\_\_\_\_

TOTAL OF A & B: \$ \_\_\_\_\_

RECREATION FEE: (MULTI-FAMILY)

\$500.00 PER UNIT

\_\_\_\_\_ @ \$500.00 EA. EQUALS: \$ \_\_\_\_\_  
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$ X

2% OF COST ESTIMATE \$ 23,026.00 EQUALS \$ 460.52 <sup>(2)</sup>

TOTAL ESCROW PAID:.....\$ 750.00

TO BE DEDUCTED FROM ESCROW: 584.50

RETURN TO APPLICANT: \$ 165.50 ~~165.50~~

ADDITIONAL DUE: \$ X



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM L. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.  
1000 Broad Street, NEW YORK, NEW JERSEY 10001  
and PENNSYLVANIA

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**MEMORANDUM**  
**18 September 2000**

**TO: MYRA MASON, P.B. SECRETARY**

**FROM: MARK J. EDSALL, P.E., P.B. ENGINEER**

A handwritten signature in black ink, appearing to be 'MJE', written over the 'FROM' line.

**SUBJECT: MANS (RED HOUSE) SITE PLAN  
N.W. PLANNING BOARD NO. 00-5**

I have received a revised plan for the subject application. The plan addresses the comments in my review dated 14 June 2000. It is my opinion that the revised plan is acceptable.

I have also reviewed the attached cost estimate. I believe the estimate is acceptable, as corrected, for the purposes referenced in the Town Code. The estimate amount should be established at \$23,026.

Such that you can close out the file, attached please find our printout of time billings for the application.

Myra091300a.doc

AS OF 09/18/2000

PAGE 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 1-56

NEW WINDSOR PLANNING BOARD (Changeable to Applicant)

CLIENT NEWWIN - TOWN OF NEW WINDSOR

TASK 0 5

FOR WORK DONE PRIOR TO: 09/19/2000

TASK NO	REL	DATE	FAN	LMP	ACT DESCRIPTION	RATE	HRS	TIME	DOLLARS		BALANCE
									EXP	BILLED	
0-5	167040	02/16/00	TIME	MJE	MC HONDA MANS	80.00	0.40	32.00			
0-5	158173	03/06/00	TIME	MJE	MC MANS S/P RED HOUSE	80.00	0.50	40.00			
0-5	158403	03/07/00	TIME	SAS	CL MANS RED HOUSE	28.00	0.50	14.00			
0-5	58176	03/08/00	TIME	MJE	MC MANS S/P RED HOUSE	80.00	0.20	16.00			
0-5	162117	04/05/00	TIME	MJE	WS MANS RLD	80.00	0.40	32.00			
0-5	163626	04/19/00	TIME	MJE	MC MANS S/P	80.00	0.50	40.00			
0-5	162708	04/20/00	TIME	MCK	CL REV COM MANS	28.00	0.50	14.00			
0-5	163632	04/20/00	TIME	MJE	MC MANS S/P	80.00	0.10	8.00			
								196.00			
0-5	161747	04/14/00			BILL 00-425					-70.00	
										-70.00	
0-5	163646	05/04/00	TIME	MJE	WS MANS RED HOUSE	80.00	0.40	32.00			
								32.00			
0-5	165137	05/17/00			BILL 00-526					-126.00	
										126.00	
0-5	168451	06/14/00	TIME	MJE	MC MANS RLD	80.00	0.40	32.00			
0-5	166888	06/15/00	TIME	MJE	MM Mans RLD COND APPL	80.00	0.10	8.00			
								40.00			
0-5	171136	07/14/00			BILL 00-682					-72.00	
										-72.00	
0-5	177247	09/18/00	TIME	MJE	MM Closeout Mans Red	80.00	0.50	40.00			
0-5	177748	09/18/00	TIME	MJE	MC Correct Cost Est	80.00	0.40	32.00			
					TASK TOTAL			340.00	0.00	-268.00	72.00
					GRAND TOTAL			340.00	0.00	-268.00	72.00

TOTAL P.06

ESTIMATE FOR  
VAILS GATE RENTALS

JULY 5, 2000

AND POWER ANNEX INC.  
"RED HOUSE" JOB NO 99355

	QUANTITY	UNIT PRICE	TOTAL
ASPHALT PAVING	13,200 sq ft	\$1.12/sq ft	\$14,784

STRIPING AND  
SPACE DELINEATION

24 spaces @ 8.00 SPACE \$192

HANDICAP PARKING  
SIGN AND DELINEATION

2 spaces @ 100.00 SPACE \$200.

SUB-TOTAL \$15,076

FIRE LANE DELINEATION + \$500

LIGHTING - (3 @ 900) \$2,700

FENCE (90 @ 15) \$1,350

Shale Parking area (550 sq ft @ 6) \$3,300

TOTAL \$23,026

Corrections by  
SMK 9/18/00

RECEIVED  
JUL 14 2000

00-35



RESULTS OF P.R. MEETING OF: June 14, 2000

PROJECT: Red House - Miami P.B.# 00-025

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y      N     

M) N S) B VOTE: A 4 N( )

2. TAKE LEAD AGENCY: Y N

CARRIED: YES ☐ NO ☒

M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_

CARRIED: YES NO

WAIVE PUBLIC HEARING: M) S) VOTE: A N WAIVED: Y N

SCHEDULE P.H. Y    N   

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A: M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED: \_\_\_\_\_

MOBILE(S) B VOTE: A 4 N 0 APPROVED CONDITIONALLY: 6-14-00

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

Mack's Comments - Subject to



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

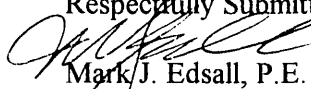
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- ☐ **Regional Office**  
507 Broad Street  
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**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** MANS (RED HOUSE) SITE PLAN  
**PROJECT LOCATION:** NYS ROUTE 94  
SECTION 70 – BLOCK 1 – LOT 5  
**PROJECT NUMBER:** 00-5  
**DATE:** 14 JUNE 2000  
**DESCRIPTION:** THIS APPLICATION IS TO DOCUMENT USES AND  
REQUEST RECORD APPROVAL FOR THE  
COMMERCIAL BUILDING AND SITE. THE PLAN  
WAS PREVIOUSLY REVIEWED AT THE 8 MAR 2000  
AND 26 APR 2000 PLANNING BOARD MEETINGS.

1. The property is in the Design Shopping (C) Zoning District of the Town. A Retail Store with associated business office is proposed for approval.
2. Several items required correction based on my previous comments and the comments of the Planning Board. The following still requires correction:
  - a. Names of adjoining property owners were to be corrected. The applicant's engineer was to go to the assessor. None of the names have been corrected.
  - b. An actual (existing) building height VALUE was to be indicated on the bulk table. Still, only an asterisk is given (no number).
  - c. The fence detail has been corrected, however, the location of the fence is still not shown on the site plan. I recommend that it be placed on the north side of the drainage easement.
3. The Planning Board should verify that a Public Hearing waiver is on record and verify that the SEQRA process has been completed.
4. Other than the corrections noted above, I am aware of no outstanding items.

Respectfully Submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

NW00-5-14Jun00.doc

MS. MASON: April 26.

MR. EDSALL: What about lead agency or determination rather?

MS. MASON: No, just lead agency.

MR. PETRO: Took lead agency and waived public hearing, we waited on the negative dec or post dec until we had some other information.

MR. LANDER: One was about this drainage pipe existing 18 inch CMP and Paul, you have your, starts at the muffler shop and what else does it say, gray house?

MR. CUOMO: And Ponella (phonetic).

MR. LANDER: So you fund out where it starts and where it's going to.

MR. CUOMO: Right.

MR. EDSALL: Apparently, there's no record of who installed it, who owns it so--

MR. LANDER: It's always been there.

MR. EDSALL: Paul put his best information on that he could find.

MR. PETRO: We had a complaint from Mr. Greer next door about some of the vehicles that were staying on the property.

MR. SCHNABEL: He's talking about the other property, the gray house, not the red house, prior approval for that, his complaint in our view is unfounded because the parcel was specifically approved for the storage of vehicles and for a sales and service of a used car facility. There were, the restrictions that the board put on the parcel were that no motor homes or campers were to be parked in front on Route 94 facing Route 94 and none are. So it's my position that Mr. Mans is in full conformance and I haven't had a chance to speak to Mr. Greer.

MR. BABCOCK: I heard of it, I know that Barney Bedetti is handling it. Is that who you were talking to from the Town?

MR. SCHNABEL: I haven't talked--

MR. BABCOCK: I really don't know.

MR. PETRO: It's on a different parcel, so we don't have to concern ourselves with this.

MR. BABCOCK: That's right.

MR. PETRO: Let's go to a different subject then.

MR. SCHNABEL: If I might to further address that point, I have a picture taken last week by Mr. Cuomo that shows the rear of the parcel that we're talking about. Now, that's completely clear, it has nothing on there, I have stressed that to my client.

MR. PETRO: Mark, what else did we have that really needs to be addressed? We've seen this a number of times.

MR. EDSALL: Next step is negative dec.

MR. PETRO: Why didn't we do it after the last meeting because of the drainage? We wanted a motion to declare negative dec under the SEQRA process.

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Mans red house site plan. Is there any further comment? If not, roll call.

ROLL CALL

MR. BRESNAN	AYE
MR. LUCAS	AYE

June 14, 2000

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MR. LANDER                    AYE  
MR. PETRO                    AYE

MR. PETRO: Again, we have fire approval on 6/8/2000, highway approval 6/7/2000 and that's it. Mark, how do you want to handle just those few items that you have written down there, just have Paul correct them subject to those being corrected?

MR. EDSALL: That's a good approach because they're not major items, very easy for Paul and I to work out.

MR. PETRO: Do you have any anything else? We've gone over it so many times.

MR. LUCAS: No.

MR. PETRO: Do you want to come back to another meeting just for the heck of it?

MR. MANS: No.

MR. SCHNABEL: Mr. Chairman, the reason that we were in somewhat of a rush that I have to appear in court on June 20 next Tuesday to show compliance or major compliance with a lot of the problems that we've had over the last three years.

MR. PETRO: I think he's done a fairly good job, so let's have a motion to approve.

MR. LUCAS: Make it.

MR. EDSALL: Conditioned on those comments.

MR. PETRO: He already read them in the minutes, I will make it subject to.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the subject-to's that were read early on the application, there's three items for the Mans red house site plan on Route 94. Is there any further discussion from the

June 14, 2000

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board members? If not, roll call.

ROLL CALL

MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Mark, you'll see that the three comments are corrected?

MR. EDSALL: Yes.

PLANNING BOARD  
TOWN OF NEW WINDSOR

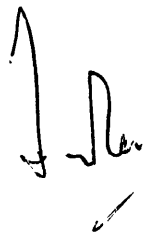
AS OF: 10/03/2000

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LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 0-5  
NAME: RED HOUSE - STORAGE  
APPLICANT: MANS, CLARENCE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/15/2000	2% OF \$23,026. COST EST.	CHG	460.52		
10/03/2000	REC. CK. #5623	PAID		460.52	
		TOTAL:	460.52	460.52	0.00



MANS, CLARENCE (00-05)

Mr. Paul Cuomo and Phillip Schnabel, Esq. appeared before the board for this proposal.

MR. PETRO: Storage of motor homes, vehicles, et cetera, this application is to document uses and request record approval for the commercial building and the site plan was previously reviewed at the 8 March, 2000 planning board meeting.

MR. PETRO: I think we asked you to do a couple things correct and come back and put them on the plan and go forward, correct?

MR. CUOMO: Yes, I was asked to put the blue striping on the parking on the handicapped, yes, I was asked to put a note here proposed paved parking area employees only, we were asked to put in a sign detail, not a sign detail, a pole detail, I'm sorry, and we were asked to put in, I just noticed we had a comment of an asterisk, there's the asterisk, I don't know what the problem is, anyway, we'll talk about that. We were asked to put in this fence along the back here which we did, that's the rear fence, we put that in and we were asked to put a note here of the depth, 6 foot depth for the base of the pole, pole detail basically that's what we were asked to do, we tried to do double gate here, we put a, and we took out a note here, this was on here.

MR. LANDER: Paul, the fence in the back, is that going to have chain link fence with privacy slats, right?

MR. CUOMO: Yeah, that's is what we got here, privacy, it says here chain link fence with privacy slats.

MR. LANDER: Could you just, I don't know, maybe show me exactly where the fence is going to go, is it on the other side of the existing stone wall?

MR. CUOMO: Well, it would have to be, it has to be within our property, so it would have to be on the other side of the stone wall.

MR. LANDER: I see it now, the rocks were in the way



there a little, you're right.

MR. ARGENIO: You have to look hard.

MR. LANDER: Yes.

MR. ARGENIO: I didn't see it first.

MR. LANDER: It's there, Paul.

MR. PETRO: Let's go over the comments so I can move this thing along here. You already mentioned the asterisk there with the building, provided the building height, obviously, is not correct.

MR. CUOMO: Well, it is correct, I got an asterisk, what do you want, there's an asterisk?

MR. ELY: In lieu of the asterisk, we should have the building height in lieu of the asterisk.

MR. CUOMO: No problem, we'll do that.

MR. PETRO: Handicapped space detail now calls for both blue and white striping, this should be corrected.

MR. LANDER: That was just recently changed or it was all blue, now it's blue and white.

MR. ELY: Previously it was all white and it was requested that the handicapped be blue, now there's a note that says blue striping pointing to the hatch marks on the one side of the lot and a white line on the other and I believe that's where the confusion is.

MR. ARGENIO: White was never deleted, is that correct?

MR. ELY: Yes.

MR. PETRO: As previously requested by the board, the adjoining property owner names should be corrected, some of the names are wrong. How would we know that?

MR. CUOMO: I don't know.

MR. PETRO: Let's skip that one, I don't like that one.

MR. ELY: If you look at the adjoining property owners now or formerly Sloan, now formally D'Ambrosio, those aren't the correct names is my understanding.

MR. LANDER: Well, correct those on the plan, right, find out what the names are.

MR. LUCAS: You got it off where?

MR. CUOMO: Survey.

MR. BABCOCK: It might be an older one.

MR. ELY: Assessor's office would be able to tell you that.

MR. PETRO: Okay, as previously requested by the board, the ownership and routing of the 18 inch CMP piping should be indicated.

MR. CUOMO: Existing CMP pipe.

MR. BABCOCK: Goes on a diagonal.

MR. CUOMO: That's exactly the way we did it on the other job, we did it exactly like that, I never had to put the owner on it, the owner is the property owner owns that.

MR. BABCOCK: It's going across onto Sloan's property and also crossing over onto the property on the other side.

MR. LANDER: It's coming from a property and then passing through another property.

MR. BABCOCK: It goes through properties.

MR. LANDER: So what are we looking for here, Paul?

MR. CUOMO: I don't know, it's automatically the owner owns it.

---

MR. LANDER: Who owns the pipe he wants to know.

MR. BABCOCK: Well, if it's draining an upstream area, probably should be an easement for that guy to drain through these individual properties.

MR. LANDER: Only drainage easement I know of is the 15 foot that the Town has.

MR. CUOMO: We got approval on another identical site labeling that we never had to label the owner, we never had to get an easement.

MR. BABCOCK: What's the pipe for?

MR. CUOMO: I don't know. I don't even know if it's used.

MR. BABCOCK: That's what we're saying if it's picking up drainage from upstream.

MR. CUOMO: The drainage, all the drainage that I know goes through here, goes through the--

MR. LUCAS: That's all flat up in that area.

MR. BABCOCK: There's an 18 inch pipe, we don't know what it's for, that's all we're basically saying.

MR. CUOMO: I don't know.

MR. PETRO: Motion to take lead agency.

MR. LUCAS: Make that motion.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency under the SEQRA process for the Mans Red House site plan on Route 94. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LUCAS	AYE
MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. LANDER: Now, we got here, Mark even comments that he doesn't see the fence on the rear of the property, rear of this plan, but I see it, you have to look real hard.

MR. ARGENIO: I see it, too.

MR. BABCOCK: It's little X's, that's what you have to look for.

MR. LANDER: By the rocks.

MR. PETRO: As far as public hearing goes, gentlemen, Mike, what's the use of the building right now as it stands, I think they sell equipment?

MR. BABCOCK: Yeah, existing use.

MR. PETRO: We're just trying to clear it up a little bit.

MR. BABCOCK: That's correct.

MR. LANDER: Was there something, an apartment above?

MR. BABCOCK: They're going to eliminate that apartment and make it into part of their offices upstairs so there's no question with the use anymore.

MR. PETRO: Did you go to the zoning board for any variances?

MR. CUOMO: No.

MR. PETRO: So there has not been a public hearing, once again, I recollect this place being here and used for the use that it's used now.

MR. ARGENIO: Since the day of the flood.

MR. PETRO: Before the flood.

MR. LANDER: Russ' Auto Parts was there and that's going way back.

MR. PETRO: We're going to lean to probably waiving the public hearing, but I'm not going to go further tonight because I want you to clear up, there's too many notes and without Mark being here and this is not to slight you, Jordan at all, the pipe I do think we should know what's going on with the 18 inch pipe, we can't determine that you're going to have to do some homework.

MR. CUOMO: Okay, I'm willing to do all these things but they were never asked before, I don't want to give you a hard time, believe me, but this was never asked of me, now it seems like there's some sort of a discretionary for my client.

MR. PETRO: I thought you were here more than that, I notice you're only here for one meeting.

MR. CUOMO: But I was here for the other, the gray house, though, and that pipe went across and nobody asked about that, let's be fair.

MR. LANDER: Where is the gray house in regards to the red house?

MR. SCHNABEL: That's separated by the Greer's Auto.

MR. CUOMO: And I got the site plan for Greer's Auto and didn't ask them for it, didn't even ask them for lighting.

MR. PETRO: Paul, listen to me for a minute.

MR. CUOMO: I'll line these up and show you how they all work.

MR. PETRO: Is the light pole detail, something has a depth of 6 foot zero inches, the detail does not say what the depth is, needs to be put on the plan.

MR. CUOMO: I did do that depth, 6 foot. I'll change that, that's no problem.

MR. SCHNABEL: If I can make a comment, I'm Phil Schnabel, the reason that we're here at all is an agreement that was made with the justice court, as you all know, I have been working with Mans for three years now to clean up all the violations that he had. He has cleared off that back lot pending approval by the planning board. After all, it's an ongoing business as one of the board members made a comment, it's there since the flood and I consider these things minor points and I would ask the board to take into consideration that we have to seek the approval before a next court appearance on a representation that I made to the court. Our next court appearance is on June 20, meanwhile, his business is being retarded by my insistence that he clean up the lot, get everything out of there pending board approval. So I ask the board to take that business necessity into consideration in not postponing this decision. I don't want to rush in. I don't want to impinge on your authority.

MR. PETRO: We have another meeting in two weeks, you don't need to be back to court until June.

MR. ARGENIO: I don't understand what the issue is.

MR. SCHNABEL: The issue is that well, if there's a meeting in another two weeks, that's no big deal, but I wanted it resolved before June 20.

MR. PETRO: It will be long before that you'll be on in two weeks, as long as Paul, these are minor in nature, but a few things that we cannot, they need to be on the map.

MR. CUOMO: We don't have to go to workshop.

MR. PETRO: No, take this with you.

MR. CUOMO: Usually we're sent back to workshop.

MR. PETRO: If you want to go back to the workshop.

MR. CUOMO: I don't want to go back to the workshop. I like to see these guys at workshops. I don't like 'em.

MR. PETRO: You're going to be put on.

MR. SCHNABEL: Two weeks is fine.

MR. PETRO: That's up to you, it's not up to us.

MR. SCHNABEL: No, two weeks is fine.

MR. PETRO: It will be open if you're ready.

MR. CUOMO: If I go to a workshop, I'll lose a week.

MR. PETRO: You're talking so much tonight, you're not hearing what I'm saying. Listen, I want to make it very clear, we're not holding you up for two weeks, if you're not ready, if you're ready, you'll be put on the agenda.

MR. CUOMO: I'll go to the workshop.

MR. PETRO: It's up to you, go to the workshop, you'll do it properly, Paul.

MR. CUOMO: I'll go to the workshop for these little asterisks. I'll go to the workshop, I'll go to the workshop.

MR. LUCAS: Just clear up one thing, what are we going to do with the pipe, what does he have to find out?

MR. PETRO: Get as much information about the pipe as you can. When you go to the workshop, ask Mark what he wants about the pipe.

MR. LUCAS: Does he have to approach the other people?

MR. CUOMO: What do I have to do?

MR. LUCAS: I don't know how you're going to do that.

MR. SCHNABEL: I don't understand how this can get

accomplished in two weeks. As I said, I made a representation to the court that we'd have everything done by June 20. Of course, like I say, it's up to you guys.

MR. PETRO: There's three meetings before that, you're plenty in good shape, Paul, find out what you can about the pipe.

MR. CUOMO: I'll ask Casey about the pipe.

MR. PETRO: There's a lot of other comments here also so take out the other comments. I'd entertain a motion to waive the public hearing.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Mans Red House site plan on Route 94. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LUCAS	AYE
MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: That's as far as we're going to go tonight, Paul, have it right next time you come in and you'll go right through.

MR. CUOMO: I will definitely. Thank you. With all due respect, the comments are horribly picayunish.

MR. PETRO: We need to have that done properly, we've had before with Mr. Mans things don't get done a hundred percent, it's very hard to get him back to do it properly, I know he tries to do it sometimes but doesn't work out that way. So I want to have it done



April 26, 2000

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right, these are minor in nature. We can do it right and be done and be out of here. Okay, that's why, Paul, thank you.

MR. SCHNABEL: Off the record now?

MR. PETRO: Yes.

(Discussion was held off the record)

MR. PETRO: Motion to adjourn?

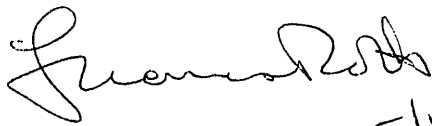
MR. ARGENIO: So moved.

MR. LUCAS: Second it.

ROLL CALL

MR. LUCAS	AYE
MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

Respectfully Submitted By:



5/4/00

Frances Roth  
Stenographer



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**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**REVIEW NAME:** MANS (RED HOUSE) SITE PLAN  
**PROJECT LOCATION:** NYS ROUTE 94  
SECTION 70 – BLOCK 1 – LOT 5  
**PROJECT NUMBER:** 00-5  
**DATE:** 26 APRIL 2000  
**DESCRIPTION:** THIS APPLICATION IS TO DOCUMENT USES AND REQUEST  
RECORD APPROVAL FOR THE COMMERCIAL BUILDING AND  
SITE. THE PLAN WAS PREVIOUSLY REVIEWED AT THE  
8 MARCH 2000 PLANNING BOARD MEETING.

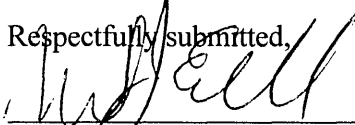
1. The property is located in the Design Shopping (C) Zoning District of the Town. The plan indicates a business office and retail store on the first floor and second floor business use. As required based on the building construction, upstairs and downstairs uses must be a single business.
2. I have reviewed the latest plan submitted. The following items are still in need of correction:
  - a. As previously requested, “provided” building height value should be indicated (with an asterisk).
  - b. The handicapped space detail now calls for both blue and white striping. This should be correctly corrected.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** MANS (RED HOUSE) SITE PLAN  
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SECTION 70 – BLOCK 1 – LOT 5  
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**DATE:** 26 APRIL 2000

- c. As previously requested by the Board, the adjoining property owner names should be corrected.
  - d. As previously requested by the Board, the ownership and routing of the 18" cmp piping should be indicated.
  - e. The plan includes a detail for the rear fence, but the location of the fence is not indicated on the site plan. As well, the rear property width is approximately 72' and the fence detail indicates a 16' width. This should all be corrected.
  - f. The light pole detail indicates something has a depth of 6' – 0". The detail does not detail what has this depth.
3. My records are not clear as to whether the Planning Board assumed the position of Lead Agency under the SEQRA review process. If not yet done, the Board should consider same at this meeting.
4. My records are unclear if the Planning Board made a determination whether a Public Hearing would be necessary, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law. If not yet determined, the Board may wish to do so at this meeting.
5. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

  
\_\_\_\_\_  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

MANSREDHOUSE.mk

RESULTS OF P.B. MEETING OF: April 30, 2000

PROJECT: Max - Red Horse P.B.# \_\_\_\_\_

P.B.#

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y\_\_\_ N\_\_\_

M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_

2. TAKE LEAD AGENCY: Y 1 N 1

CARRIED: YES\_\_\_NO\_\_\_

MD(LLS) A VOTE: AS NC

CARRIED: YES NO

WAIVE PUBLIC HEARING:

M) A S) B VOTE: A 5 N 0 WAIVED: Y ☒ N ☐

WAIVED: Y ✓ N   

SCHEDULE P.H. Y    N    ✓

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A: M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_

RETURN TO WORK SHOP: YES NO

APPROVAL:

MO S) VOTE: A N APPROVED: \_\_\_\_\_

MO) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y      N

DISCUSSION/APPROVAL CONDITIONS:

[illegible]



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 00-5

WORK SESSION DATE: 4 May 00 (Thurs) APPLICANT RESUB.

REAPPEARANCE AT W/S REQUESTED: No REQUIRED: new plan

PROJECT NAME: Mans (Red Horse)

PROJECT STATUS: NEW      OLD X

REPRESENTATIVE PRESENT: PVC

MUNIC REPS PRESENT: BLDG INSP.       
FIRE INSP. X  
ENGINEER X  
PLANNER       
P/B CHMN.       
OTHER (Specify)     

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- will go to assessor to get names of
- adjoining prop lines
- use chain link detail
- add proposed fence
- modify base detail light



CLOSING STATUS

- Set for agenda  
possible agenda item  
Discussion item for agenda  
ZBA referral on agenda

pbwsform 10MJ98

RESULTS OF P. MEETING OF: Wed 4/1 2000

PROJECT: Wash Red House P.B.# 00.5

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y\_\_ N\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

2. TAKE LEAD AGENCY: Y\_\_ N\_\_

CARRIED: YES\_\_ NO\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

CARRIED: YES\_\_ NO\_\_

WAIVE PUBLIC HEARING: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ WAIVED: Y\_\_ N\_\_

SCHEDULE P.H. Y\_\_ N\_\_

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

RETURN TO WORK SHOP: YES ☒ NO\_\_

APPROVAL:

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED: \_\_\_\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: Y\_\_ N\_\_

DISCUSSION/APPROVAL CONDITIONS:

<i>add note</i>
<i>Numbered parking spaces are for the office &amp; retail use - No storage vehicles to be in these spaces</i>
<i>Address Mark's Comments</i>
<i>Fence - Privacy slats in rear fence - 15' in front to driveway excavated</i>
<i>Note for parking in front of building to be removed.</i>
<i>Remove bumpster.</i>
<i>Have a detail of poles Rump noted as handicap access</i>

MANS, CLARENCE SITE PLAN (00-5) - ROUTE 94

Mr. Paul Cuomo appeared before the board for this proposal.

MR. PETRO: This is for storage of vehicles, Route 94 right in Vails Gate.

MR. LANDER: Right in Vails Gate. Mr. Mans, is that called Vails Gate Power Equipment?

MR. MANS: Right, Vails Gate Rentals.

MR. LANDER: Do you own two buildings there right in that location?

MR. MANS: Well, they're not adjoined.

MR. LANDER: But there's two properties there?

MR. MANS: Yes.

MR. CUOMO: This is called, Mr. Chairman, this is called common, we call it the red house and the other one's the gray house. Now, the red house is in use for Mr. Mans, who's here tonight, his office and his retail sales on the first floor and offices on the first floor.

MR. PETRO: It's been retail sales forever, it has equipment, like snow blower or something like that?

MR. MANS: Right.

MR. CUOMO: Then on the second floor he has his offices.

MR. PETRO: Are you here tonight for anything to do with the house itself or just for the storage vehicles in the rear?

MR. CUOMO: We're here for the storage, we want to be approved for our site plan and then we can know, then we'll know how far we can store, we have here rear storage for recreational motor vehicles and mobile home

sales and used car sales, we want to know how much space we can use.

MR. PETRO: Mark, why don't you bring us up to date?

MR. EDSALL: This does not just involve the rear. There was a violation appearing before New Windsor court, apparently there was an apartment use in the second story of that that had to be discontinued, there was also a separate office use which had to be identified on the plan. We're looking at this as being a record drawing to formalize the uses on the site, including those within the building. So unless the board decides otherwise, I'd suggest you review the entire site.

MR. PETRO: This application is to document uses and request record approval for the commercial building and site plan was reviewed on a concept basis, it's in a C zone, so it's permitted, right, to have the equipment sales in the building, correct, Mark?

MR. EDSALL: Yes.

MR. PETRO: Okay, so now we have the equipment sales downstairs and he cannot have a caretaker apartment upstairs, Mike, because the properties too small?

MR. BABCOCK: No, actually it's because of the construction of the building, under New York State Code, it's a Type 5 construction and you can't mix that type of use with a single family residence.

MR. PETRO: Because of the use that he has downstairs?

MR. BABCOCK: That's correct.

MR. PETRO: But the apartment upstairs, is that issue over with?

MR. BABCOCK: I'm not sure, you know, we're trying to work this out and once we get it worked out, he's going to convert that to offices.

MR. PETRO: You're in agreement so we don't have to



talk about the apartment, the office?

MR. CUOMO: We didn't come here for the apartment, no.

MR. PETRO: So I'm just trying to get the building end of it situated first.

MR. CUOMO: We came here for the whole site, but that was one of the facets of it is our space for the storage, but we came here tonight for the whole site to be reviewed.

MR. PETRO: So then next step on this, show me where the parking is for the uses that are now going to be in the wood frame structure.

MR. CUOMO: The parking will be in the back here, well, first, when you come in off the street, we have a fire lane, we put a fire lane in here, then the parking will be in the rear here, we've got a certain number of spaces as decreed by the zoning law.

MR. PETRO: All the spaces that are numbered?

MR. CUOMO: Yeah, it's all parking.

MR. PETRO: For the building, that's not for storage now.

MR. CUOMO: Oh, no.

MR. MANS: What do you mean oh, no?

MR. CUOMO: That's for parking, not storage, this area's for packing, these numbers.

MR. PETRO: Mark, excuse me a minute, Paul, can you give me an idea on the parking?

MR. EDSALL: Yeah, on the--

MR. PETRO: How many required for the building?

MR. PETRO: On the plan to the right there's an off-street parking calculation which indicates that 26

parking spaces are required and 26 are provided.

MR. PETRO: So, the point I'm making is the ones that he's delineated on the map are for the wood frame structure?

MR. EDSALL: They are the required parking spaces for the building itself, yes.

MR. LANDER: What about for the building itself as what, sales?

MR. BABCOCK: Retail sales and office.

MR. LANDER: For the entire top floor.

MR. EDSALL: Yeah, just while we're discussing offices and the uses, it might be worthwhile to jump ahead and bring your attention to one of my comments which is the fire inspector has put on record that the second story of the business cannot be a separate business use, in other words, it can be an office related to the retail sales, but it all must be the same business because you cannot have two different occupancies within the Type 5 structure.

MR. PETRO: So, back to the parking, these 26 spaces, Paul is correct, are shown strictly for the wood frame building, there's not going to be any storage in the parking spots because you need them for the building?

MR. CUOMO: No, the storage is behind that.

MR. PETRO: And the storage area surface to be crushed shale for the storage?

MR. CUOMO: Right, then we pave.

MR. PETRO: What kind of vehicles would be stored, non-running vehicles, same type that you have on 32?

MR. CUOMO: Same type we have on the gray house.

MR. MANS: No, actually, they'll be overflow from the RV lot, that's actually what it's been used for for the

15 or 20 years, 15 or 18 years, whatever.

MR. PETRO: Is that paved back there now where the spots are?

MR. MANS: Compacted shale.

MR. PETRO: So you're going to have to pave it once you draw the parking spots, not for the storage vehicles, but for the parking spots for the 26 spots that are drawn on the plan.

MR. CUOMO: Yeah, similar to what we did at the gray house, the gray house is all paved now in the back.

MR. LANDER: Cause the storage for the vehicles should stay shale, just so we can slow that runoff from getting to the residents on this drive. Now, Mark, there's an easement back there, is that a drainage easement, I believe, or is it sewer?

MR. EDSALL: I believe that's a drainage easement.

MR. LANDER: I know there's one back there but how high is the fence going to be that's going to surround this property, especially in the rear cause it's, Paul, can you tell me that?

MR. CUOMO: Well, the fence--

MR. PETRO: Says 6 foot on the plan.

MR. LANDER: You're going to have slats in it, privacy slats?

MR. CUOMO: I don't think so.

MR. LANDER: Has privacy slats on here because you're going to need some type of screening for the people who live behind here.

MR. MANS: There's quite a lot of natural screening back there, trees and bushes and there's a fence and it was originally screened with that type brush and up growth.

MR. LANDER: Are you going to leave, is most of this vegetation on your property or on the property behind you?

MR. MANS: It's really on our property and their property, it's a combination of the two.

MR. LANDER: So that I'd be safe in saying that the last I don't know how many feet, but that easement you would leave in its natural state, you're not going to take any of the brush down?

MR. MANS: There's eight or ten feet, there's already a fence there and there were at the time there were plantings done along that, this is back 15, 18 years ago.

MR. PETRO: This is on the dumpster enclosure back here.

MR. LANDER: Well, there's a fence here on this plan shown now does that go all the way around this property?

MR. CUOMO: Yes, I believe so.

MR. PETRO: But that doesn't have the privacy slats, just chain link fence, this detail is only for the dumpster enclosure.

MR. ARGENIO: Wait a second, Mr. Chairman, I'm under the impression that the lower detail is for the dumpster enclosure and the upper detail is for the perimeter fence of the property, is that correct or incorrect?

MR. MANS: The dumpster, very frankly, that dumpster, there's a double gate there and I don't know how this got on there and I didn't inspect the drawing prior to the time of the meeting, this is new to me, but the dumpster should go directly behind the building and that's where in fact we don't even have a dumpster.

MR. PETRO: Well, he has it drawn properly on the plan

for the dumpster enclosure. Back to what you're saying, Jerry, no, that's both of those pictures are for the enclosure.

MR. ARGENIO: So, the perimeter fence shown on the plans is existing then, is that correct?

MR. CUOMO: Yeah, there's no privacy slats in it.

MR. PETRO: Just a chain link fence.

MR. ARGENIO: And it's currently in existence.

MR. CUOMO: Wouldn't be any requirement for privacy, it's all commercial.

MR. LANDER: Well, you still have residents.

MR. CUOMO: Behind we do but not on the sides.

MR. PETRO: Ron's asking in the rear, I think it's pretty well vegetated back there.

MR. LANDER: I don't know how many feet this is, can you tell me what the easement is in the back there, Paul, is it--

MR. CUOMO: What the drainage easement is, 20 feet.

MR. LANDER: I'd still like to see privacy slats in the back so the people right behind don't have to look in and look at the back of whatever's parked there. I don't need it on the side, but I think in the back and the existing stone wall that's going to stay?

MR. MANS: There's been plantings along that entire back and vegetation is fairly, you know, substantial.

MR. LANDER: We've had complaints that the natural brush, this was on your building prior to this one here that we, it was approved on the last year, year before.

MR. CUOMO: Last year it was approved.

MR. LANDER: Well, on your property, vegetation stayed

where it was, but, in fact, the property owner went and cleared it and didn't know that he would see whatever's there now, must be vehicles parked there or something and he called and complained but he was the one that took the vegetation away but that's why we--

MR. MANS: He paid for the removal of the vegetation.

MR. LANDER: That's why we'd be looking for privacy slats in the back of this fenced in area along with don't do anything back there in that 20 foot drainage easement, just let the weeds go rampant.

MR. EDSALL: Just for the record, that rear easement is 15 foot, not 20.

MR. LANDER: So, 15 feet we'll leave in its natural state.

MR. PETRO: Get back to the parking because you look like you're in shock when I mentioned that there wouldn't be any storage vehicles in these spots. Are you aware you didn't look at the plan, obviously, it's covering probably 90 percent of your property.

MR. MANS: That's correct.

MR. PETRO: You're not going to have much left after you take out the easement and a lane to get in there, it's going to be very small area, 26 spots I'm sure is--

MR. MANS: Why are there so many spots, I mean, based on the square footage of the building?

MR. BABCOCK: Yes.

MR. CUOMO: Based on the new ordinance, we have a new ordinance now, we have to follow new ordinance, it's one space.

MR. MANS: If there were ever a half a dozen cars back there for purposes of parking for the building, that would be a lot.

MR. LANDER: It's for employees and customers parking, you need 25 1/2, Paul has 26 demonstrated on the plan.

MR. CUOMO: But one space for 150 feet, this is a brand new ordinance.

MR. PETRO: This building is 3,840 feet, that's both stories?

MR. BABCOCK: Yes.

MR. LANDER: You have the right amount of parking on the plan, Paul, just wanted Mr. Mans to know that the shale area back there is limited.

MR. PETRO: See we're having a problem with auto lots also, in other words, we give permission to have auto sales and X number of customer parking spots then if you go there a week after the planning board approval, the customer parking spots have display vehicles in them and you pull in to buy a car, there's nowhere to park. It's very, very difficult to monitor and enforce that, right, how you going to do it?

MR. BABCOCK: That's correct.

MR. PETRO: That's why we're going over this so much.

MR. LANDER: It says only passenger automobiles can be parked in the front of the premises, all RV's or similar vehicles be parked only behind the building. Is there space in the front? There's a sign there now, you're putting a sign up, it says existing sign, that sign's staying, how would they park in the front there?

MR. CUOMO: They wouldn't park in the front.

MR. MANS: There's room.

MR. CUOMO: We have to leave it open for fire lane, Mr. Rogers would insist on that.

MR. LANDER: Then we don't need that note on the plan, only passenger automobiles, you see the note at the very top?

MR. CUOMO: I see that's a leftover note from the--

MR. LANDER: The owner might want to park there.

MR. MANS: Well, there are two parking places between the curb and the front of the building that are constantly used by the manager and myself.

MR. PETRO: Just as a matter of information, Mr. Mans, the top floor of this building was and you had it rented out as an apartment, obviously, and the fire inspector came in and saw the apartment and how long has that apartment been there?

MR. MANS: Since before I purchased the building.

MR. LANDER: Your office is upstairs also?

MR. MANS: That's correct.

MR. PETRO: But the downstairs probably was, was probably another apartment or something at some time and when you purchased the property and you converted it to retail sales.

MR. MANS: No, that was retail sales and parts and that sort of thing, the entire bottom floor was retail sales and parts.

MR. PETRO: Mike, the fire inspector's not here, why really say it's a problem if it's been there for such a long period of time?

MR. BABCOCK: Well, you know, it has to be there by a certain date, as the laws change, if somebody does something and gets an approval, of course as the laws change, you'd have no problem if you do something.

MR. PETRO: Not trying to put you on the spot.

MR. BABCOCK: There was an inspection conducted by the fire inspector's office for this building and violations were given to Mr. Mans, Mr. Mans went to court and the judge told him that he has to come here



and get these uses approved. When he got here, we told him that you can't have that approval because it's against New York State Code, so why it was there in the first place, I couldn't tell you, even though he bought the building that way, it shouldn't have been there in the first place. It's against New York State Code, so we can't much do too much about it.

MR. PETRO: Okay, Mark, what other issues do you have on this application?

MR. EDSALL: I'm just looking, there's some corrections, minor corrections on the plan, I just brought to your attention the dumpster, if that was the type enclosure you wanted and as well you may want to discuss any specific requirements for screening, fencing or landscaping. Other than that, there are just some minor corrections Paul can work on.

MR. PETRO: Handicapped access to the building is not indicated on the plan, I know there's a front porch on the building, is that the ramp on the side on the north side?

MR. MANS: On the west side.

MR. EDSALL: Just got to call it out, he'll just call it out and identify that as the location.

MR. MANS: But I would suggest or I would think that the dumpster whatever on the map should be deleted entirely because we put our garbage out, we don't even use the dumpster. And there's a double gate there, I don't know how that got skipped there, but there's a double gate on the east side of the building and there's also a double gate the same size on the west side of the building as you face the building to your right. So that dumpster thing really should be deleted entirely.

MR. LANDER: As you know, if it's on this plan and it gets approved that way, then you have to put it in.

MR. MANS: I understand, but it's already a double gate and it shouldn't have gone on there, I don't know how,

I'm sorry, I should of seen these plans prior to and I did not.

MR. PETRO: You're saying you don't use a dumpster just put pails out?

MR. MANS: Correct, and the gate is in place, it's been there for years now, the two double gates on each side.

MR. PETRO: I don't really have a problem, Mark, do you see a problem? The entire area's fenced, he's not using it, so Paul, just remove that and add parking spots or take two spots.

MR. CUOMO: I can push everything up then.

MR. PETRO: That will give him more room.

MR. LANDER: There's nothing in the code says he has to have a dumpster for the commercial building.

MR. EDSALL: Normally, if you believe a use can be handled with regular was receptacle, you ask for enclosure to set those in so the cans aren't out loose, it's your option.

MR. PETRO: The whole parking area is enclosed.

MR. LANDER: If there's any garbage, it will stay inside the fence.

MR. MANS: Generally, the way the garbage is handled there is it's all kept inside until Tuesday evening, we put it out for Wednesday pickup, so there's really no garbage ever set outside until pickup day.

MR. PETRO: Okay, Paul, just move your parking up or remove two spots to the back.

MR. CUOMO: I'll show--do you have comments, Mark?

MR. EDSALL: Yes.

MR. PETRO: Once you pave this area, I didn't check the contour lines, you're going to direct all the water by

sheet flow into the rear?

MR. CUOMO: Yes, that's what we did with the gray house, we put everything back, but we also did like Ron said, we absorbed a lot of water by not paving the whole thing.

MR. PETRO: And I see you have curves for the light detail, there's a wall pack on the back of the front structure and I see a couple on the sides and one in the rear, they must obviously be on poles.

MR. CUOMO: We're going to have poles.

MR. PETRO: Mark, you have reviewed the curves and they seem to be sufficient to light up the area?

MR. EDSALL: Yeah, there's good coverage on the whole parking lot.

MR. LANDER: Only thing you're going to need is a detail of the poles, did you go over that with him?

MR. EDSALL: Not yet, this is the first time in, I wanted to see what you thought about the whole layout.

MR. LANDER: Just need a detail with the poles.

MR. PETRO: I think you have enough to do, straighten up some of Mark's comments, change the parking around, remove the dumpster enclosure, you're going to show that the fence in the back will contain the privacy slats that Mr. Lander asked for and the same slats that are in your detail for the dumpster enclosure and you're going to have a detail for the sign poles or the lighting poles and you're going to show us that ramp is for the handicapped access. Did I leave out anything, Mark?

MR. EDSALL: Just one item that Mike thought would be good to get on the record, it was brought to my attention, obviously, there's that double gate that's there and is existing and has been there for years, it's obviously understood that at this point, that gate must be open during all hours when the establishment is

open, otherwise, the parking spaces are of absolutely no use.

MR. MANS: Which they are, right.

MR. PETRO: Paul, also, you've got to add one note on the plan that the customer parking spots are used for customer parking and not for storage of vehicles and we would consider any vehicle that's there without a plate on it as a stored vehicle.

MR. CUOMO: I have proposed paving parking area customer and employee use, I have a note on that.

MR. ARGENIO: That note is going to be removed as well the note about the passenger automobiles parking in the front.

MR. CUOMO: I know.

MR. ARGENIO: Cause there are no spots shown in the front.

MR. PETRO: Is that like a driveway up the front?

MR. MANS: Right, drives through right.

MR. LANDER: But they wouldn't be able to drive all the way through the front, the sign is in the way.

MR. MANS: No, there's sufficient room to drive.

MR. LANDER: The line must of got a little long with the sign.

MR. CUOMO: We can eliminate the sign and put a parking spot in the front.

MR. MANS: Just a moment, if that sign shows, because I drive through there every day, there's sufficient room and the sign has been there for all these years as well and--

MR. LANDER: Is that sign off the building?

MR. MANS: There's a freestanding pole, there's a metal freestanding pole in concrete that's been there for all these years.

MR. PETRO: Just remove that note and what he does up in the front we don't care about because it's not for parking, but somebody pulls in there, it's up to them.

MR. CUOMO: I'll take the note out.

MR. PETRO: I still would like my note added, did you follow what I said?

MR. CUOMO: You want to enlarge it, proposed paved parking area, customer employee use only.

MR. PETRO: Just add not for storage vehicles.

MR. CUOMO: Not for stored vehicles.

MR. PETRO: Okay. Mike, do you want to add anything to the plan for the use?

MR. BABCOCK: No.

MR. MANS: One question. When you say slatted, can I use a, in addition to the cyclone fence that's there now, can I use a stockade fence wood fence instead of, cause I have some of that?

MR. PETRO: Put it in front of the fence?

MR. MANS: Right.

MR. LANDER: Attach it right to the fence.

MR. MANS: Either way.

MR. EDSALL: I've seen it done both ways.

MR. PETRO: Either way, right.

MR. EDSALL: If it's in good condition, I don't think--

MR. MANS: It would be good or new, new or very, you

March 8, 2000

21

know.

MR. PETRO: Still for your own benefit, you should check out the vinyl slats, they come in and out of there in an hour, check them both ways, I guess we can leave it up to him as long as it's done but show it on the plan.

MR. MANS: Either or.

MR. PETRO: But make sure it's on the plan either or. Thank you.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

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and PENNSYLVANIA

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e-mail: mheny@att.net
- ☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** MANS (RED HOUSE) SITE PLAN  
**PROJECT LOCATION:** NYS ROUTE 94  
SECTION 70 – BLOCK 1 – LOT 5  
**PROJECT NUMBER:** 00-5  
**DATE:** 8 MARCH 2000  
**DESCRIPTION:** THIS APPLICATION IS TO DOCUMENT USES AND REQUEST  
RECORD APPROVAL FOR THE COMMERCIAL BUILDING AND  
SITE. THE PLAN WAS REVIEWED ON A CONCEPT BASIS.

1. The property is located in the design shopping (c) zoning district of the Town. The plan indicates a “business” use for the first floor and second floor, as well as retail store for the first floor. The plan must be more specific and reference a use consistent with the Bulk Tables. It is believed the intent is “business office”. As such uses A-3 and A-1 would be understood. Such a reference on the plan would be helpful.

With regard to the use at the rear of the property, storage area for recreational motor vehicles, mobile homes and used cars, I see no individual use of “storage” within the “C” Bulk Tables. The uses, including the actual sales, are permitted in a zone, but require increased bulk area values. This should be further discussed between the Board and Town Code Enforcement Officer

2. Based on the understood uses, the bulk information shown on the plan would appear correct for the zone and uses.

As the Board will note in the “provided” column of the table, several pre-existing, non-conforming conditions exist. With regard to the “provided” bulk information, the rear yard value asteric should be removed, and existing building height should be provided and the FAR value should be corrected.

3. Based on my preliminary review of the Site Plan as submitted, I have the following initial comments:

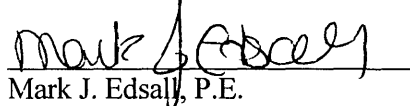
**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** MANS (RED HOUSE) SITE PLAN  
**PROJECT LOCATION:** NYS ROUTE 94  
SECTION 70 – BLOCK 1 – LOT 5  
**PROJECT NUMBER:** 00-5  
**DATE:** 8 MARCH 2000

Page Two

- a. The uses for each floor should be corrected as noted above.
  - b. As the Applicant has been advised by the Fire Inspector at the Planning Board Work Sessions, the building cannot have mixed uses. The second floor business office must be the same business as the first floor business office and retail store.
  - c. The handicapped parking space must be corrected to indicate all blue striping, per ANSI code.
  - d. The Board may wish to discuss, with the Applicant, screening, fencing, and landscaping .
  - e. Handicapped access to the building is not indicated on the plan.
  - f. The Board should review the proposed dumpster enclosure and advise the Applicant if same is acceptable.
4. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
5. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJesh

Mannsredhouse3-8.sh.mk



Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(914) 563-4611

**RECEIPT**  
**#123-2000**

02/24/2000

mans Brothers, Property Management Mans

Received \$ 100.00 for Planning Board Fees, on 02/24/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen  
Town Clerk

DB H CC - C.5

CR H 1213

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/24/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 0-5  
NAME: RED HOUSE - STORAGE  
APPLICANT: MANS, CLARENCE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/23/2000	REC. CK. #214	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

*P. Zappala*



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

00-5

RECEIVED

DATE PLAN RECEIVED:

APR 19 2000

The maps and plans for the Site Approval

Subdivision \_\_\_\_\_ as submitted by

Carroll Eng

for the building or subdivision of

RAILS GATE RENTALS

has been

reviewed by me and is approved

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

[Signature]

5/5/00

**INTER-OFFICE MEMORANDUM**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: June 8, 2000**

**SUBJECT: Vails Gate Rentals & Power Annex Inc.**

Planning Board Reference Number: PB-00-5

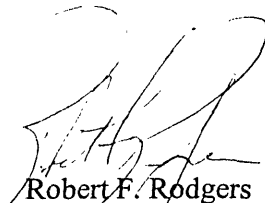
Dated: 1 June 2000

Fire Prevention Reference Number: FPS-00-019

A review of the above referenced subject site plan was conducted on 8 June 2000

This site plan is acceptable.

Plans Dated: 16 May 2000



Robert F. Rodgers  
Fire Inspector

RFR/dh



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED  
JUN 11 9 2000  
Town of New Windsor Bldg. Dept.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

00-5

DATE PLAN RECEIVED:

RECEIVED

JUN - 1 2000

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Tails Gate Rentals & Pine Creek has been

reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

Call for mark-out if necessary

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 00-51 RECEIVED  
DATE PLAN RECEIVED: JUN - 1 2000

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ☒ \_\_\_\_\_,  
disapproved ☐ \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature] 4-7-00  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

**00-5**

**RECEIVED**

DATE PLAN RECEIVED:

**APR 19 2000**

The maps and plans for the Site Approval

Subdivision as submitted by

for the building or subdivision of

Lake Gate Rentals Power has been

reviewed by me and is approved ☒

disapproved

If disapproved, please list reason

There is town water feeding this  
property - Call for mark-out if necessary.

HIGHWAY SUPERINTENDENT

DATE

John D. Dio  
WATER SUPERINTENDENT

4-24-00  
DATE

SANITARY SUPERINTENDENT

DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 00-5

DATE PLAN RECEIVED: RECEIVED  
APR 19 2000

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_  
\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_  
\_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

Does not apply  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Henry Hall 4-24-00  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



**INTER-OFFICE MEMORANDUM**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: April 25, 2000**

**SUBJECT: V.G. Rentals and Power Annex Inc.**

Planning Board Reference Number: PB-00-5

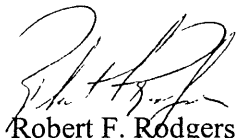
Dated: 19 April 2000

Fire Prevention Reference Number: FPS-00-016

A review of the above referenced subject site plan was conducted on 20 April 2000.

This site plan is acceptable.

Plans Dated: 14 March 2000 Revision 3.



Robert F. Rodgers  
Fire Inspector

RFR/dh



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

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- ☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B #      -     

WORK SESSION DATE: 5 APR 00 APPLICANT RESUB.  
REQUIRED: New plans

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Mans Red Horse

PROJECT STATUS: NEW      OLD X

REPRESENTATIVE PRESENT: PVC

MUNIC REPS PRESENT: BLDG INSP.       
FIRE INSP. X  
ENGINEER X  
PLANNER       
P/B CHMN.       
OTHER (Specify)     

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- call on skirting blue
- elin "side & rear elev" @ rear fence detail
- add dim & board depth to light pole detail

pbwsform 10MJE98

X CLOSING STATUS  
Set for agenda  
possible agenda item  
Discussion item for agenda  
ZBA referral on agenda

**INTER-OFFICE MEMORANDUM**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: March 1, 2000**

**SUBJECT: Vails Gate Rentals & Power Annex, Inc.**

Planning Board Reference Number: PB-00-5

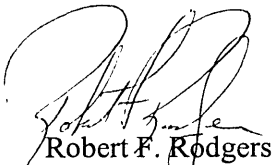
Dated: 23 February 2000

Fire Prevention Reference Number: FPS-00-007

A review of the above referenced subject site plan was conducted on 1 March 2000.

This site plan is acceptable.

Plans Dated: 13 December 1999 Revision 2



Robert F. Rodgers  
Fire Inspector

RFR/dh



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

MAR 01 2000

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 00-5 RECEIVED

DATE PLAN RECEIVED: FEB 23 2000

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

No Comment N.Y. State Road  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature] [Signature] 3-2-2000  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 00-5 RECEIVED

DATE PLAN RECEIVED: FEB 23 2000

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Vails Gate Rentals + Power Annex Inc. has been

reviewed by me and is approved ☒

disapproved \_\_\_\_\_.

~~If disapproved~~, please list reason \_\_\_\_\_

This property has town water - Call  
water dept. for map-out

HIGHWAY SUPERINTENDENT DATE

Steve D. D.V. 2-2-00  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

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☐ Branch Office  
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Millford, Pennsylvania 18337  
(717) 256-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 001-5

WORK SESSION DATE: 15 Dec 99

APPLICANT RESUB.  
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: MAWS (Red Horse)

PROJECT STATUS: NEW X OLD     

REPRESENTATIVE PRESENT: PVC

MUNIC REPS PRESENT: BLDG INSP.       
FIRE INSP. X  
ENGINEER X  
PLANNER       
P/B CHM.       
OTHER (Specify)     

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- He hasn't met w/ John McDonald - (he's been out)
- "on" to "no" in note
- Plan looks good → submit plan of choice.  
(PVC had 2 plans, one with & one without apt)

pbwsform 10MJE98

CLOSING STATUS

- Set for agenda
- X possible agenda item
- Discussion item for agenda
- ZBA referral on agenda



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

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New Windsor, New York 12553  
(914) 562-8540
- ☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

00-5

TOWN/VILLAGE OF New Windsor P/B # 00-5  
WORK SESSION DATE: 1 Dec. 99 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Not now  
PROJECT NAME: Mans (Red House)  
PROJECT STATUS: NEW        OLD         
REPRESENTATIVE PRESENT: Phil Schnobell, PVC  
MUNIC REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

1<sup>st</sup> floor - retail 1920/150 = 13 C1 office  
2<sup>nd</sup> floor - accessory Apt. - John McD Sapp apt C2 Retail  
was illegally added. A1- apt

Bob will have John check records to see if apt's ok or not

wants vehicle storage in rear - shale  
Show user by floor  
fix "provided" side yd + both side  
dumpster end.

CLOSING STATUS

- ☐ Set for agenda  
☐ possible agenda item  
☐ Discussion item for agenda  
☐ ZBA referral on agenda

pbwsform 10MJE98



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF

New Windsor

P/B #

00-5

WORK SESSION DATE:

10 Nov 99

APPLICANT RESUB.  
REQUIRED:

full later

REAPPEARANCE AT W/S REQUESTED:

Yes

PROJECT NAME:

Mani (Red House)

PROJECT STATUS: NEW

X

OLD

REPRESENTATIVE PRESENT:

Carey + PVC

MUNIC REPS PRESENT: BLDG INSP.

Mike

FIRE INSP.

Rich

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

— showed up with Plan without  
any information

— Use info must be shown

— parking etc, lighting, landscaping

— reminded 2<sup>nd</sup> floor use must be same  
business as 1<sup>st</sup> floor. → no mixed uses.

— Mike wants PVC to ck State Code re  
max sf 2<sup>nd</sup> floor.  
office.

CLOSING STATUS

Set for agenda

possible agenda item

Discussion item for agenda

ZBA referral on agenda

pbwsform 10MJE98





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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 00-5  
WORK SESSION DATE: 20 OCT '99 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: yes REQUIRED:  
PROJECT NAME: Mans (Red House)  
PROJECT STATUS: NEW X OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: JVC  
MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/E CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Told paul he needs complete plan for site, including uses in building
- Casey must decide what he wants in bldg.
- Elevator for building unless same business and = over provided downstairs
- Can't have mixed occupancy per Bob R.
- 1<sup>st</sup> & 2<sup>nd</sup> Floor must be same business per Bob R.
- need new S/P

pbwsform 10MJE98

CLOSING STATUS

\_\_\_\_ Set for agenda  
\_\_\_\_ possible agenda item  
\_\_\_\_ Discussion item for agenda  
\_\_\_\_ ZBA referral on agenda



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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

00-5

WORK SESSION DATE:

6 OCT 99

APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

PROJECT NAME:

Mans - Red House

PROJECT STATUS: NEW \_\_\_\_\_ OLD \_\_\_\_\_

REPRESENTATIVE PRESENT:

Como - no show

MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_

FIRE INSP. \_\_\_\_\_

ENGINEER \_\_\_\_\_

PLANNER \_\_\_\_\_

P/B CHMN. \_\_\_\_\_

OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

N/S

CLOSING STATUS

Set for agenda

possible agenda item

Discussion item for agenda

ZBA referral on agenda

pbwsform 10MJE98



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF NEW WINDSOR

P/B # 00-5

WORK SESSION DATE: 4 MAR 98

APPLICANT RESUB.

REQUIRED: Who knows?

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Mans

PROJECT STATUS: NEW X OLD       

REPRESENTATIVE PRESENT: Carey / PVC / Schnabel

MUNIC REPS PRESENT: BLDG INSP.         
FIRE INSP. X  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

871 Blmg Grv. Tpt. (Red Bldg)

70-1-5

Qual-appe'l?

MYRA → 1983 s/p App'l? (PVC got copy from Stephanie) (find out what/define use app'd)

MYRA → need to check Assessor re uses

he says apartment is non-conforming - existed before zoning

- Wants vehicle storage, retail store 1<sup>st</sup> Fl;

2<sup>nd</sup> Fl. office + apartment.

→ Possible problem per Bob Rodgers

with mixed occupancy in Type 5

- Bob will check -

4MJE91 pbwsform



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.  
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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR

P/B # 00-5

WORK SESSION DATE: THURS 19 FEB 98

APPLICANT RESUB.  
REQUIRED: Full App Later

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Mans s/o Rt 94

PROJECT STATUS: NEW X OLD       

REPRESENTATIVE PRESENT: PVC

MUNIC REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- next to V.G. Annex (Red Bldg)
- court said to get Special Permit? & P/B app!
- Mitu says need special permit for caretaker
- app must ref caretaker, not "related items"
- need new site plan - complete
- screening fencing (part of orig app!)
- on access
- no bldg dept approval for current operation!
- no mixed occupancy in Type 5 (Per Bldg)
- 2<sup>nd</sup> floor use - elevator?



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change \_\_\_\_\_ Site Plan ☒ Special Permit ☒

"Red House"

Tax Map Designation: Sec. 70 Block 1 Lot 5 871 BLOOMING GROVE TURNPIKE

1. Name of Project STORAGE OF MOTOR HOMES TRAILERS REC VEHICLES & RELATED ITEMS
2. Owner of Record MAN'S BRO REALTY Phone 562-6003

Address: P.O. BOX 247 RT 94 OLD TEMPLE HILL RD  
(Street Name & Number) (Post Office) (State) (Zip)  
VALES GATE NY 12583

3. Name of Applicant CLARENCE P. MANI Phone 562-6003

Address: P.O. BOX 247 RT 94 OLD TEMPLE HILL RD  
(Street Name & Number) (Post Office) (State) (Zip)  
VALES GATE NY 12583

4. Person Preparing Plan PAUL CUOMO P.E. Phone 567-0063

Address: STEWART AIRPORT NEW WINDSOR NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney PHILIP H. SCHNABEL Phone 562-6003

Address: P.O. BOX 247 RT 94 OLD TEMPLE HILL RD VALES GATE 12583  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

PAUL CUOMO 567-0063  
(Name) (Phone)

7. Project Location:

On the SOUTH side of RT 94 300 FT feet  
(Direction) (Street) (No.)  
EAST of RT 32  
(Direction) (Street)

8. Project Data: Acreage 0.5 Zone C1 School Dist. NBG

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PAGE 1 OF 2

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( PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED )

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No ✓

**\*This information can be verified in the Assessor's Office.**

**\*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) SPECIAL PERMIT FOR STORAGE OF MOTOR HOMES, REC VEHICLES, TRAILERS & RELATED ITEMS.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no ✓

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no ✓

**ACKNOWLEDGMENT:**

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:


COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

2<sup>ND</sup> DAY OF FEB 1998

  
APPLICANT'S SIGNATURE

  
NOTARY PUBLIC  
Philip H. Schnabel  
Notary Public, State of New York  
Registered in Orange County  
Reg. # 01SC5037632

CLARENCE P. MANS  
Please Print Applicant's Name as Signed

\*\*\*\*\*Commission Expires January 3, 1999\*\*\*\*\*

TOWN USE ONLY:

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FEB 23 2000  
DATE APPLICATION RECEIVED

00-5  
APPLICATION NUMBER

"XX"

APPLICANT'S PROXY STATEMENT  
(for professional representation)

for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

CLARENCE P. MANS, deposes and says that he  
(Applicant)

resides at 16 TAMARA LANE CORNWALL N.Y.  
(Applicant's Address)

in the County of ORANGE  
and State of NY

and that he is the applicant for the SPECIAL PERMIT  
871 BLOOMING GROVE TPKE 70/1/5  
(Project Name and Description)

which is the premises described in the foregoing application and  
that he has authorized PAUL CUOMO P.E.  
(Professional Representative)

to make the foregoing application as described therein.

Date: 2 Feb 1998

[Signature]  
(Owner's Signature)

[Signature]  
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

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00-5

PROJECT I.D. NUMBER

617.21

SEQR

## Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <b>MANS BRO. REALTY</b>	2. PROJECT NAME <b>VAILS GATE RENTAL AND POWER ANNEX</b>
3. PROJECT LOCATION: Municipality <b>NEW WINDSOR</b> County <b>ORANGE</b>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <b>SOUTH SIDE OF ROUTE 94 AND 25 FEET FROM INTERSECTION OF OLD TEMPLE HILL ROAD</b>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <b>EXIT DOORS TO <del>FACE</del> OPEN OUTWARD EXIT SIGNS AND LIGHTED EXITS APT IN REAR SECOND FLOOR TO BE OFFICE</b>	
7. AMOUNT OF LAND AFFECTED: Initially <b>0.15</b> acres Ultimately <b>0.15</b> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <b>BLD DEPT PLANNING BOARD</b>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval <b>CD. FROM BLD DEPT</b>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <b>Paul V. Cuomo</b> Date: <b>2/8/00</b> Signature: <b>Paul V. Cuomo</b>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

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OVER

1

FEB 23 2000

00-5



**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING:</b> (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:   C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:   C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:   C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:   C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.   C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.   C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.   
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No      If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
Name of Lead Agency	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
Date	

***TOWN OF NEW WINDSOR PLANNING BOARD***

**SITE PLAN CHECKLIST**

ITEM

1. ✓ Site Plan Title
2. ✓ Applicant's Name(s)
3. ✓ Applicant's Address
4. ✓ Site Plan Preparer's Name
5. ✓ Site Plan Preparer's Address
6. ✓ Drawing Date
7.        Revision Dates
8. ✓ Area Map Inset
9. ✓ Site Designation
10. ✓ Properties within 500' of site
11. ✓ Property Owners (Item #10)
12. ✓ Plot Plan
13. ✓ Scale (1" = 50' or lesser)
14. ✓ Metes and Bounds
15. ✓ Zoning Designation
16. ✓ North Arrow
17. ✓ Abutting Property Owners
18. ✓ Existing Building Locations
19. ✓ Existing Paved Areas
20. ✓ Existing Vegetation
21. ✓ Existing Access & Egress

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## PROPOSED IMPROVEMENTS

- 22. ☒ Landscaping
- 23. ☐ Exterior Lighting
- 24. ☐ Screening
- 25. ☐ Access & Egress
- 26. ☒ Parking Areas
- 27. ☒ Loading Areas
- 28. ☒ Paving Details (Items 25 - 27)
- 29. ☒ Curbing Locations
- 30. ☒ Curbing through section
- 31. ☒ Catch Basin Locations
- 32. ☒ Catch Basin Through Section
- 33. ☒ Storm Drainage
- 34. ☒ Refuse Storage
- 35. ☒ Other Outdoor Storage
- 36. ☒ Water Supply
- 37. ☒ Sanitary Disposal System
- 38. ☒ Fire Hydrants
- 39. ☒ Building Locations
- 40. ☒ Building Setbacks
- 41. ☒ Front Building Elevations
- 42. ☒ Divisions of Occupancy
- 43. ☒ Sign Details
- 44. ☒ Bulk Table Inset
- 45. ☒ Property Area (Nearest 100 sq. ft.)
- 46. ☒ Building Coverage (sq. ft.)
- 47. ☒ Building Coverage (% of total area)
- 48. ☒ Pavement Coverage (sq. ft.)
- 49. ☒ Pavement Coverage (% of total area)
- 50. ☒ Open Space (sq. ft.)
- 51. ☒ Open Space (% of total area)
- 52. ☒ No. of parking spaces proposed
- 53. ☒ No. of parking spaces required

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REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. \_\_\_\_\_ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. \_\_\_\_\_ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: Paul W. Corso 2/8/00  
Licensed Professional Date

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FEB 23 2000

PAGE 3 OF 3

00-5

2001084

"XX"

## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

NOT IN FLOOD ZONE

Paul V. Brown

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# Building Permit Tracking Log

Building Permit Application Number: 64-2000 Building Permit Application Date: 2/9/2000

Type of Permit: Alteration

Case #110

Section/Block/Lot: 70-1-5  
Street Address of Property: 871 BLOOMING GROVE TPKE  
Property Owners Name: MANS CP  
Property Owners Address: PO BOX 247  
Occupant's Name: MANS BROTHERS REALTY

Architect/Engineer's Name: GARY BROOKS  
Architect/Engineer's Telephone Number:  
Architect/Engineer's Fax Number:

NYS Occupancy Classification:  
Description of Work: EXISTING ALTERATION  
Dimensions of Building: 0.00 0.00 0.00 0.00  
Comments:

## Building Permit Application Review Approvals

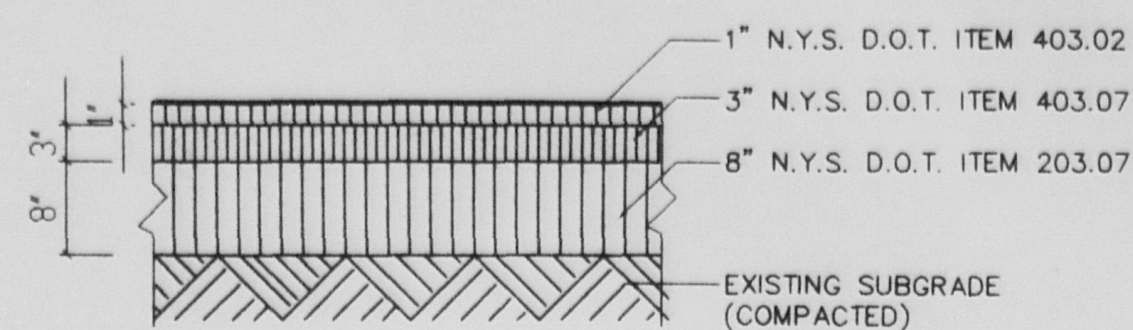
Review Type	Building Inspector	Date	Fire Inspector	Date

2/16/2000 Reviewers: JTS, JAH, APPROVAL XK

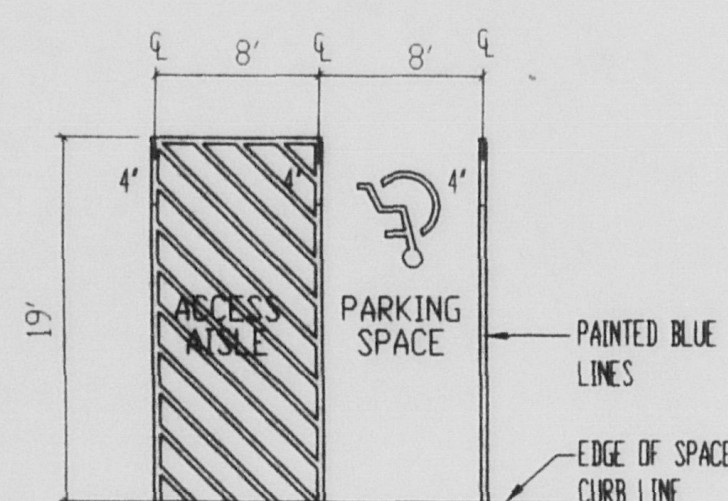
Receipt 569

00-5





DRIVE AND PAVING SECTION  
SCALE: 1"=1'-0"



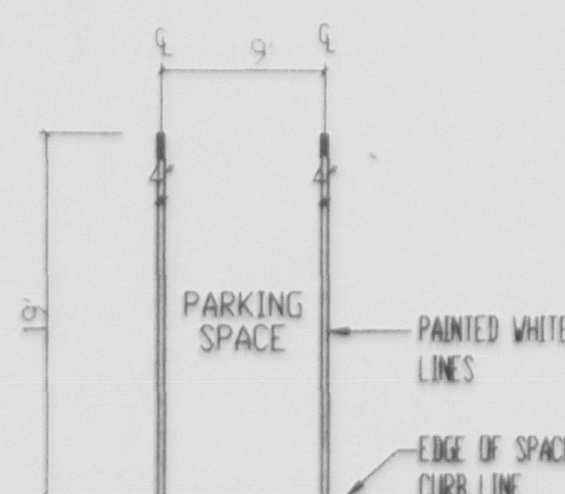
HANDICAPPED SPACE DETAIL  
SCALE: 1"=10'

HANDICAPPED PARKING SIGN  
WHITE LETTERING  
W/ BLUE BACK-  
GROUND

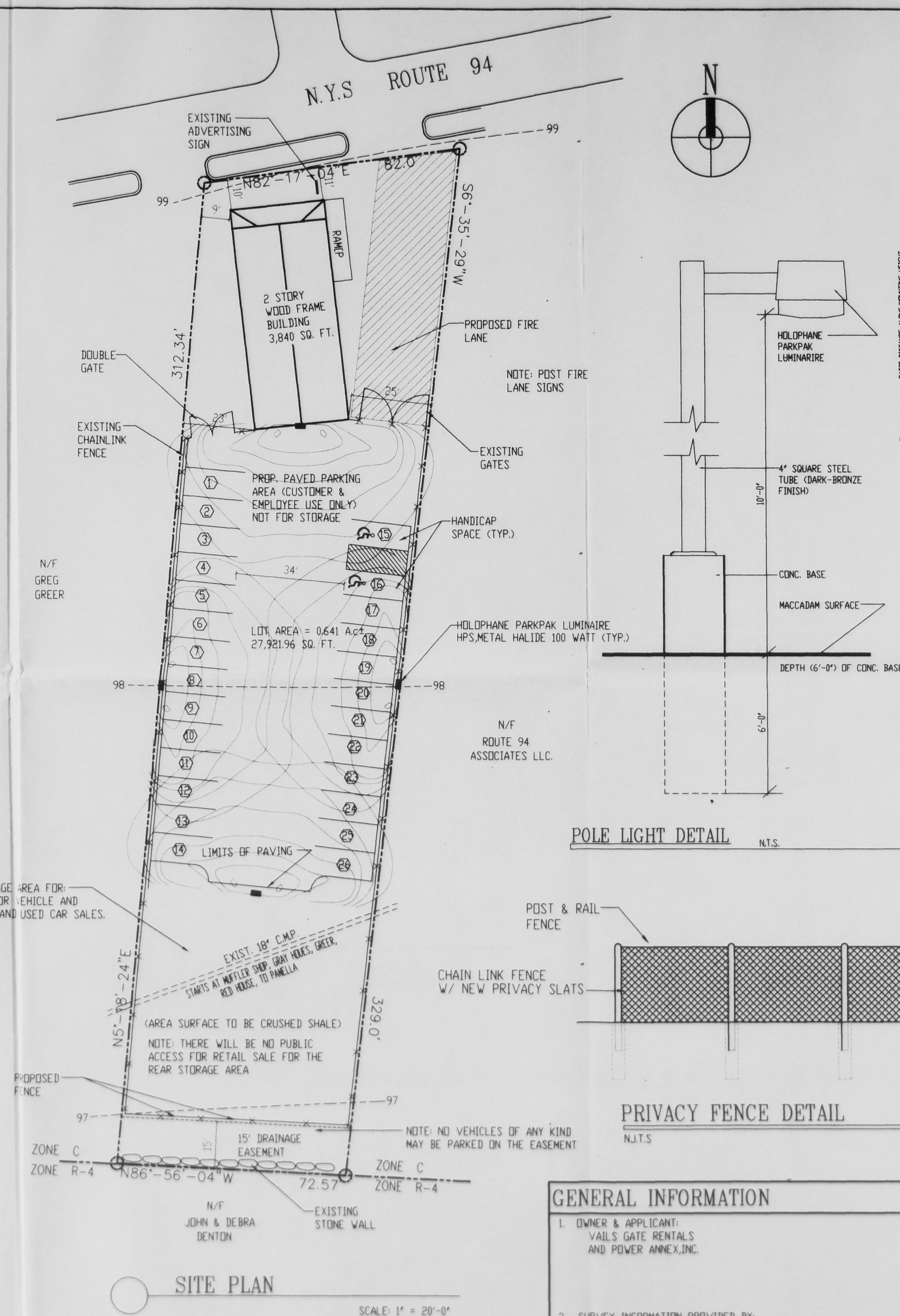


FINISHED GRADE  
24" x 24" POURED  
CONCRETE FOOTING

HANDICAP SIGN DETAIL  
NO SCALE

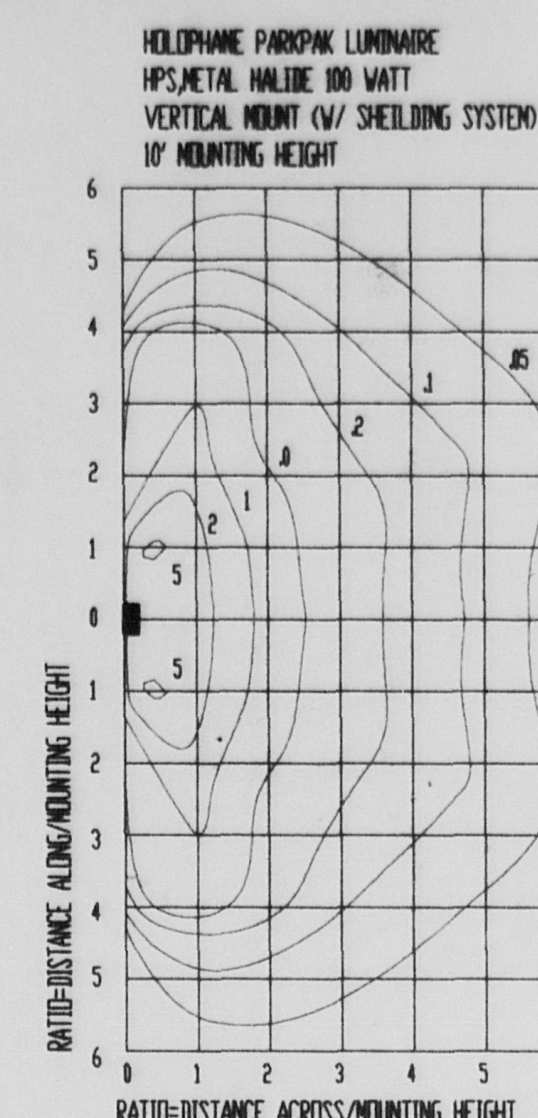


TYPICAL PARKING SPACE DETAIL  
SCALE: 1"=10'

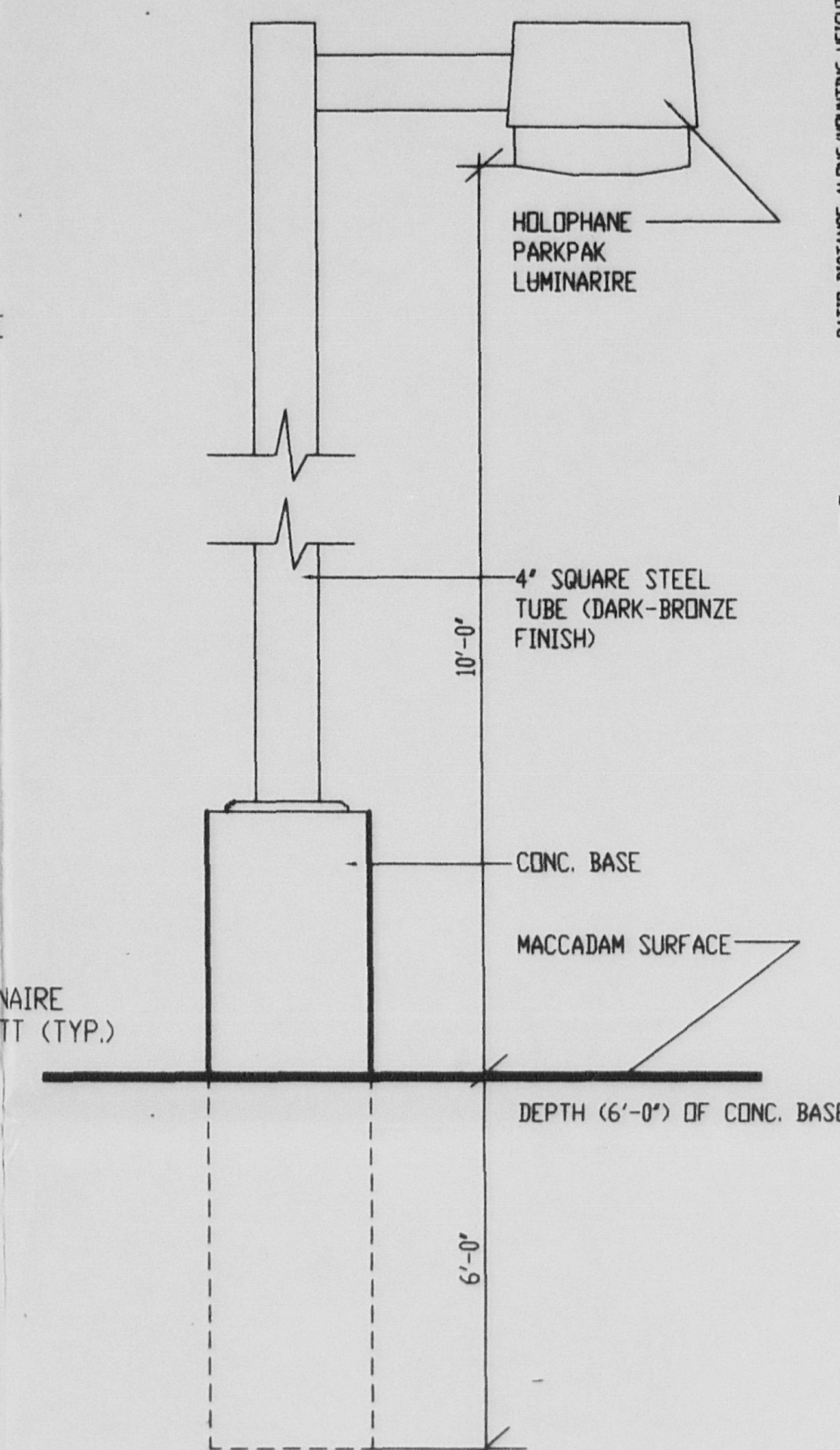


SITE PLAN

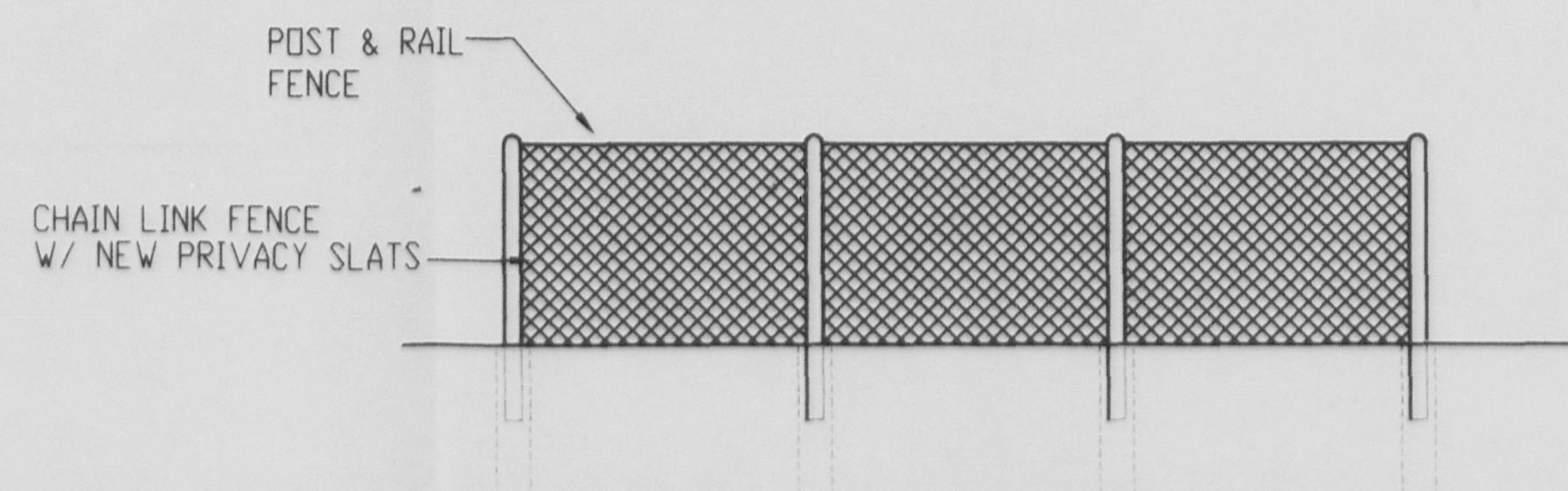
SCALE: 1" = 20'-0"



LIGHT THROW DETAIL  
N.T.S.



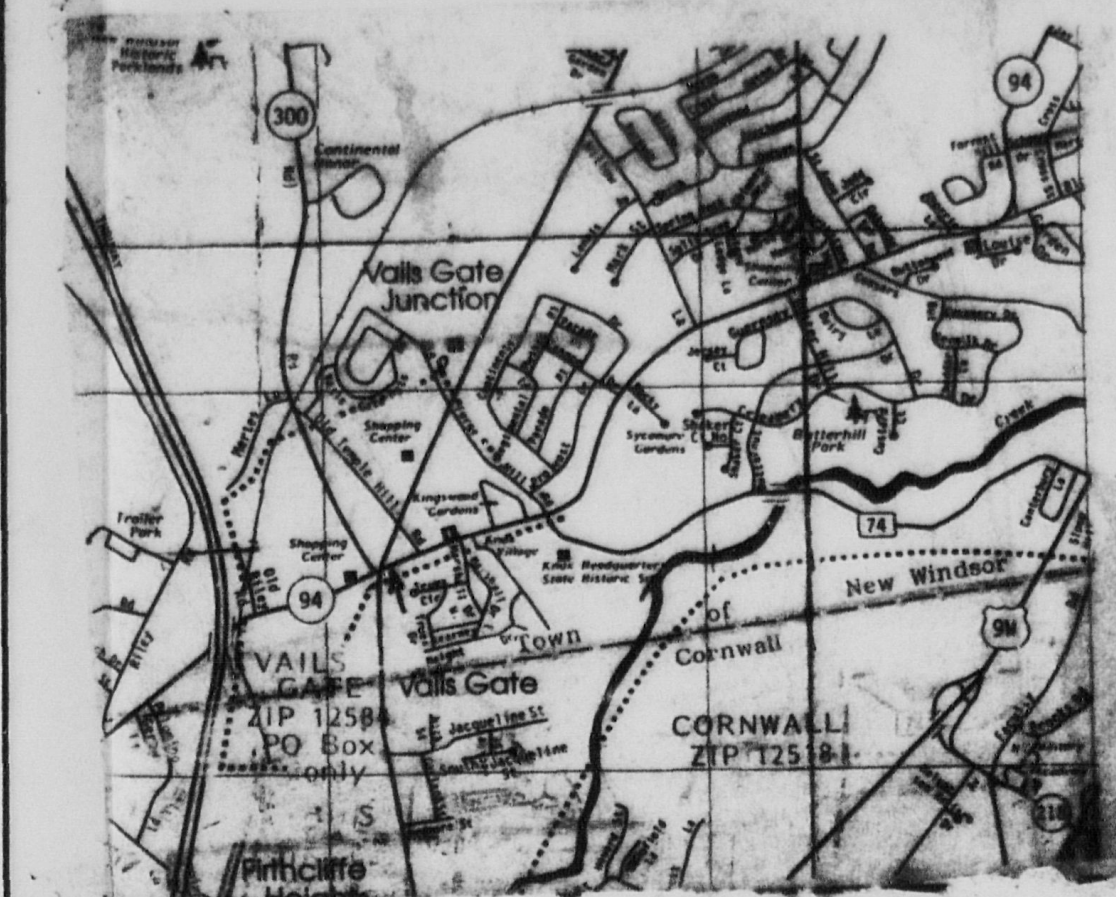
POLE LIGHT DETAIL  
N.T.S.



PRIVACY FENCE DETAIL  
N.T.S.

## GENERAL INFORMATION

- OWNER & APPLICANT:  
VAILS GATE RENTALS  
AND POWER ANNEX, INC.
- SURVEY INFORMATION PROVIDED BY:  
WILLIS E. TUTTLE, L.S.



LOCATION MAP,

## TABLE OF USE/BULK REGULATIONS

DESIGN SHOPPING 'C' (A1-A3) USES PERMITTED BY RIGHT

SECTION 70, BLOCK 1, LOT 5

ITEM	REQUIRED	PROVIDED
LOT AREA	40,000 SF	24,752 SF*
LOT WIDTH	200'	75'
FRONT YARD	60'	10'
SIDE YARD	30'	9'
BOTH SIDES	70'	34'
REAR YARD	30'	230'
FRONTAGE	N/A	82'
MAX. BLDG. HGT.	12"/FT=9'	40' *
FLOOR AREA RATIO	0.50	0.14
MIN. FLOOR AREA	N/A	N/A
DEV. COVERAGE	N/A	N/A

\* PRE-EXISTING NONCONFORMING

## NOTES:

- USES PERMITTED BY RIGHT - FIRST FLOOR BUSINESS OFFICE/  
RETAIL STORE:  
1,920 SQ. FT.
  - USES PERMITTED BY RIGHT - SECOND FLOOR BUSINESS  
1,920 SQ. FT.
- NOTE: OFFICE MUST BE SAME BUSINESS UPSTAIRS AND DOWNSTAIRS

## COVERAGES:

BUILDING COVERAGE % OF TOTAL AREA	3,840 / 24,782 = 15%
PAVEMENT COVERAGE % OF TOTAL AREA	12,787 / 24,782 = 52%
OPEN SPACE % OF TOTAL AREA	8,155 / 24,782 = 33%

## OFFSTREET PARKING:

BUSINESS OFFICE AND RETAIL STORE:  
1 SPACE PER 150 FT OF TOTAL FLOOR AREA  
3,840 SQ. FT. / 150 SQ. FT. = 25.6 SPACES REQUIRED  
26 SPACES PROVIDED  
INCLUDING 2 HANDICAP SPACES

## APPROVAL BOX:

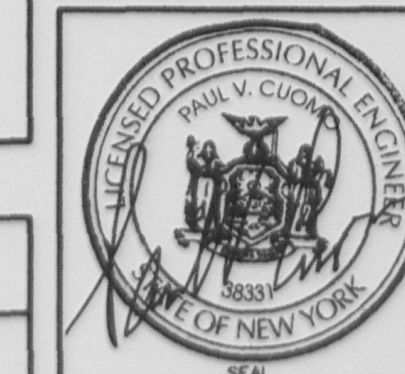
APPROVAL GRANTED BY TOWN OF NEW WINDSOR  
OCT 1 2000  
By: [Signature]  
[Signature]

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NEW YORK STATE EDUCATION  
LAW.

DATE	ISSUANCE	BY

DATE	REVISIONS	BY
5/15/98	PLAN RE COMMENTS	PVC
5/16/98	PLAN RE COMMENTS	PVC
3/11/98	PLAN RE COMMENTS	PVC
12/13/99	WORKSHOP COMMENTS	PVC
11/29/99	WORKSHOP COMMENTS	PVC

CUOMO ENGINEERING  
STEWART INTERNATIONAL AIRPORT, NEW WINDSOR, N.Y. 12553 (914) 567-0063  
SHEET TITLE  
VAILS GATE RENTALS  
& POWER ANNEX INC.  
SITE PLAN, DETAILS,  
& NOTES



DATE 11-03-99

DRAWN BY: P.V.C.

CHECKED BY: P.V.C.

SCALE: AS NOTED

PROJECT NO.: 99355

SP-1

SHEET 1 OF 1